

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING DEPARTMENT**

**PERMIT**

Permit Number: 021155

This is to certify that Peaks Island Company Llc/Applicant

has permission to Erect an 18" x 96" Sign

AT 33 Island Ave

084 L007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in.  
 48 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

PERMIT ISSUED

DEC 10 2002

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1155	Issue Date: DEC 10 2002	CBL: 084 L007001
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Location of Construction: 33 Island Ave	Owner Name: Peaks Island Company Llc	Owner Address: 33 Island Ave	Phone: 766-2900
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: I-B

Past Use: Inn on Peaks/New Bed & Breakfast	Proposed Use: Inn on Peaks/New Bed & Breakfast	Permit Fee: \$42.00	Cost of Work: \$42.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>BOCA</i> Signature: <i>gm</i>	

Proposed Project Description:  
Erect an 18" x 96" Sign

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gad	Date Applied For: 10/04/2002	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK S</i> <i>10/16/02</i></p>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date: _____</p>	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p>Date: <i>9</i></p>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Application ID Number: 2-1155

Department: Building Status: Approved with Conditions Reviewer: Tammy Munson

Comments: Approval Date: 12/10/2002

Given On Date: 12/04/2002

OK to Issue Permit Name: Tammy Munson Date: 12/10/2002 Date 2: [Redacted]

Conditions Section:

Sanitary Installation to comply with 2001 BC Building Code

Create Date: 10/09/2002 By: gad Update Date: 12/10/2002 By: tmm

THE PEAKS ISLAND COMPANY<sup>LLC</sup>

To: The Inn on Peaks Island., Leaseholder

The Inn  
33 Island Avenue  
Peaks Island, Maine 04108

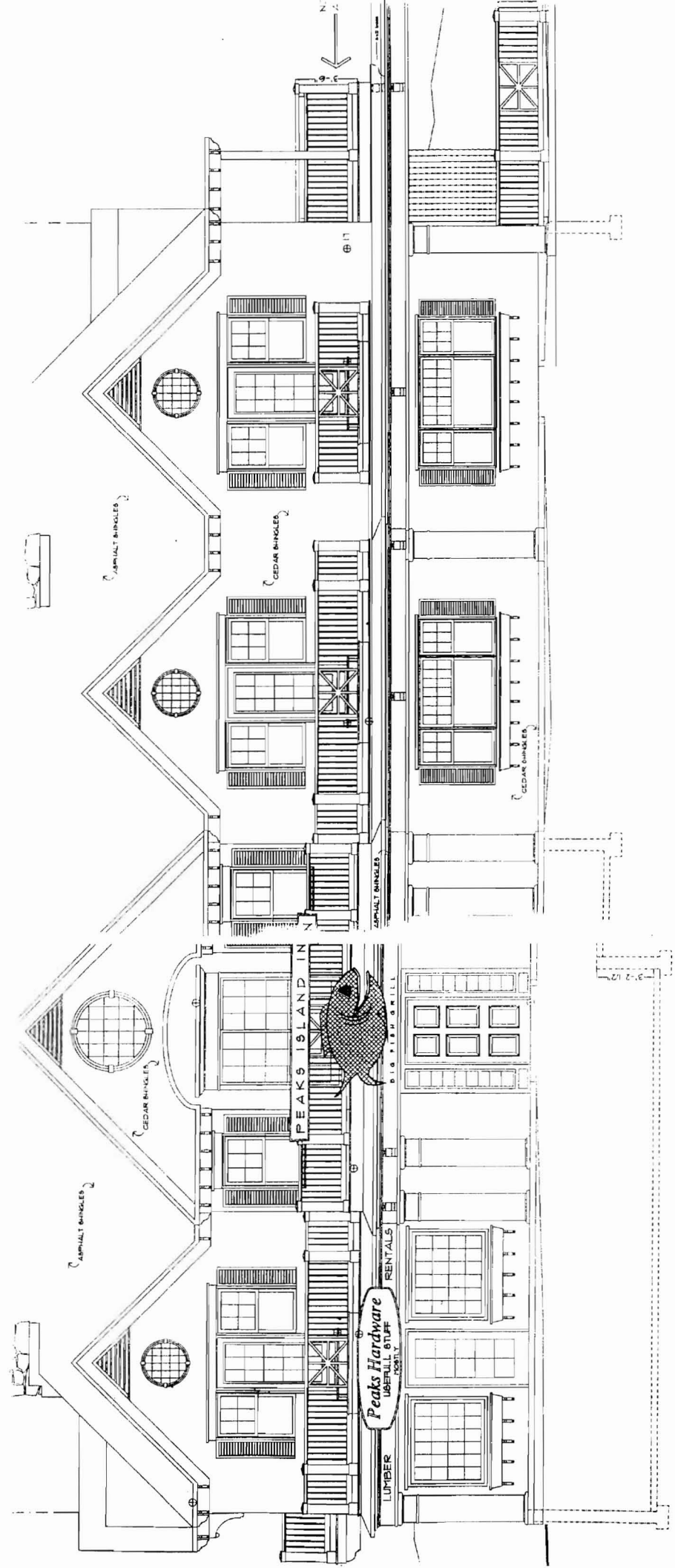
Dear Leaseholder;

As property owner this letter is to authorize you to proceed with our permission to apply for permit(s), hire contractor(s), and install as needed to signs for your business without further permission from the property owner.

Very truly yours,



Ric Weinschenk, manager The Peaks Island Company, LLC



The INN on PEAKS ISLAND

18 X 96

$$1.5 \times 8 =$$

12 #

PEAKS ISLAND HARDWARE  
USEFUL STUFF MOSTLY

22 X 96

$$1.83 \times 8 =$$

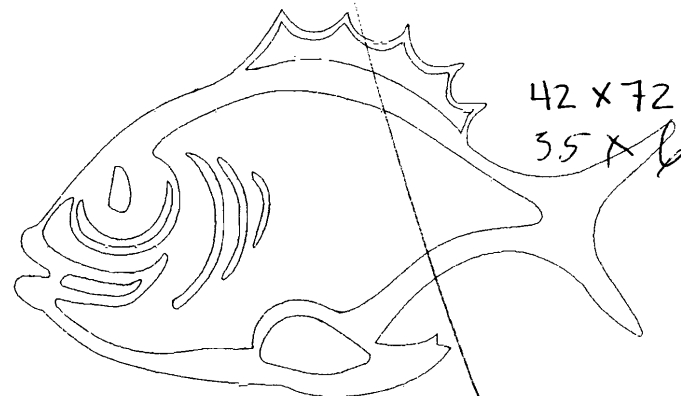
14.64 #

PEAKS ISLAND  
HARDWARE  
GOOD STUFF MOSTLY

32 X 66

$$2.66 \times 5.5 =$$

14.63



42 X 72

35 X 6

$$= 21$$

THE BIG FISH GRILL

18 X 72

02 11 55

**THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED**

## Signage Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>33 Island Ave, Peaks Island, ME 04108</u>		
Total Square Footage of Proposed Structure <u>9120</u>	Square Footage of Lot <u>20,208</u> §	
Tax Assessor's Chart, Block & Lot Chart# <u>084</u> Block# <u>L</u> Lot# <u>007</u>	Owner: <u>Peaks Island Co. L.L.C.</u>	Telephone: <u>207/766-2900</u>
Lessee/Buyer's Name (If Applicable) <u>The Inn on Peaks Island LLC.</u>	Applicant name, address & telephone: <u>207/766-5100</u> <u>The Inn on Peaks Island</u> <u>33 Island Ave.</u> <u>Peaks, Island, ME 04108</u>	Total s.f. of signage <u>12</u> x 1.00 per s.f. \$ <u>12.00</u> , plus \$30.00 base fee Fee: \$ <u>42.00</u>
Current use: <u>New Construction</u>		
If the location is currently vacant, what was prior use: <u>n/a</u>		
Approximately how long has it been vacant: <u>n/a</u>		
Proposed use: <u>Bed + breakfast</u>		
Project description:		
Contractor's name, address & telephone: <u>Peaks Island Co. L.L.C.</u>		
Who should we contact when the permit is ready: <u>The Inn on Peaks Island, Ric Weinschenk, Mgr</u>		
Mailing address: <u>33 Island Ave.</u> <u>Peaks Island, ME 04108</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>207/766-2900</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Sandy Sturrock, sole member</u> <u>The Inn on Peaks</u>	Date: <u>Oct. 4, 2002</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 33 Island Ave ZONE: IB

OWNER: Peaks Island Co. LLC

APPLICANT: The Inn on Peaks Island

ASSESSOR NO. Acct. No. 12712, Bldg Permit 007-001

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES  NO  MULTI-TENANT LOT?  YES  NO  
FREESTANDING SIGN? (ex. Pole Sign) YES  NO  DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_  
MORE THAN ONE SIGN? YES  NO  DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_  
SIGN ATTACHED TO BLDG.?  YES  NO DIMENSIONS \_\_\_\_\_  
MORE THAN ONE SIGN? YES  NO  DIMENSIONS \_\_\_\_\_  
AWNING: YES  NO  IS AWNING BACKLIT? YES  NO  HEIGHT OFF SIDEWALK  
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT?

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

\*\*\* TENANT BLDG. FRONTAGE (IN FEET):

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

$20' \times 1 = 20 \#$   
 $18" \times 96" = 1728 \# \div 144 = 12 \#$

40# MAX

*JK*

**YOU SHALL PROVIDE:**

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT:

Jandy Stussack  
sole member, The Inn on Peaks Island

DATE: Oct 4, 2002



GENERAL NOTES:

AH. # 3

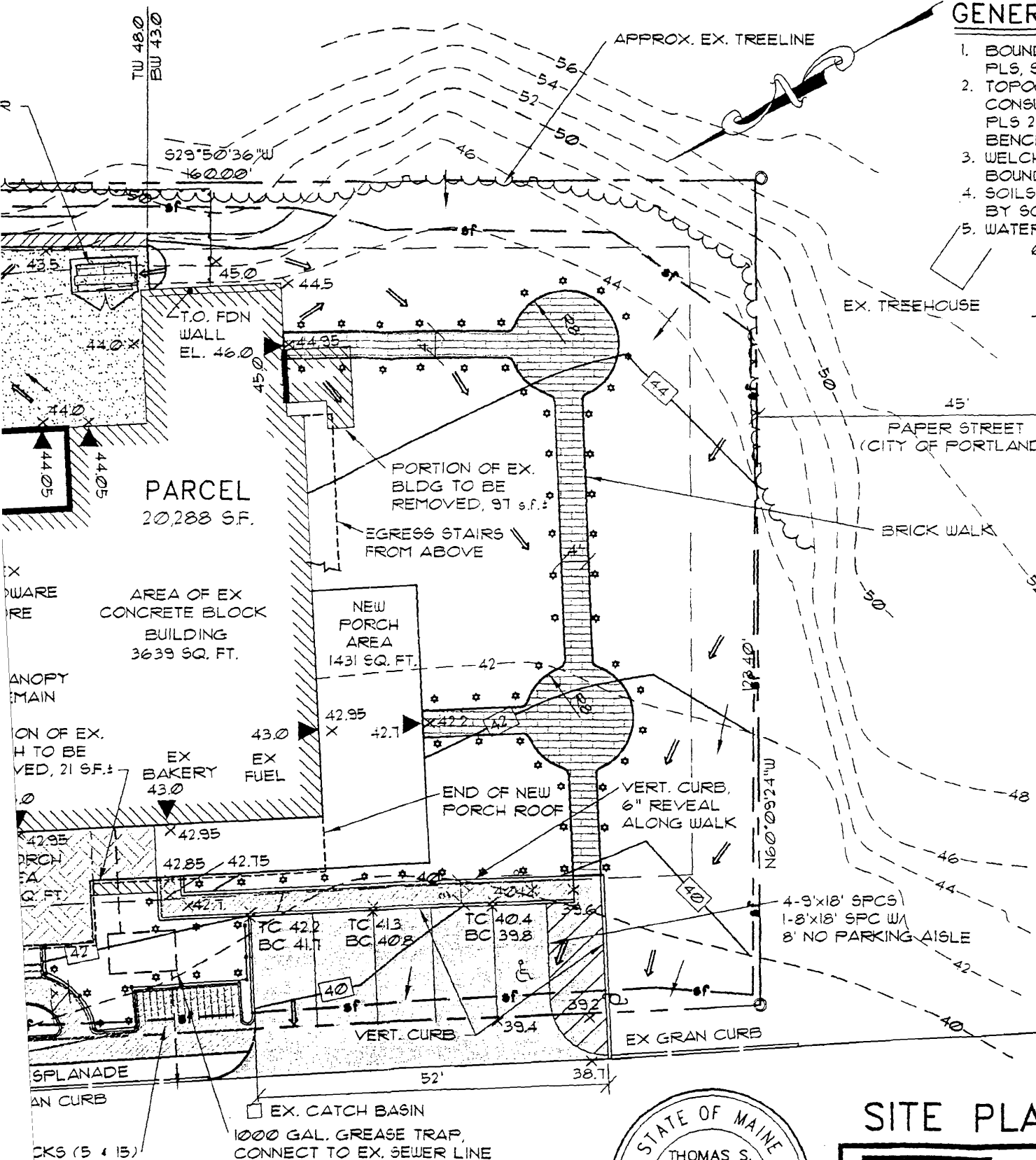
- BOUNDARY AND EX. FEATURES BY DANIEL J. DALFONSO PLS, SOUTH PORTLAND.
- TOPOGRAPHIC SURVEY BY PINKHAM & GREER CONSULTING ENGINEERS, INC., FALMOUTH. JOHN D. BELL, PLS 2014. BENCHMARK TAKEN FROM BOUNDARY SURVEY BENCHMARK: PK NAIL IN UTILITY POLE AT CORNER OF WELCH STREET AND ISLAND AVENUE AS SHOWN ON BOUNDARY PLAN, ASSUMED EL. 42.67'.
- SOILS AS SHOWN IN CUMBERLAND COUNTY SOILS SURVEY BY SCS ARE "H&C", HOLLIS.
- WATER & SEWER SERVICES ARE UNCHANGED.
- TW = TOP OF BLOCK WALL  
BW = BOTTOM OF BLOCK WALL  
TC = TOP OF GRANITE CURB  
BC = BOTTOM OF GRANITE CURB & PAVT
- LOT COVERAGE:  
TOTAL PARCEL: 20,288 S.F.  
BUILDING FOOTPRINT: 4,807 S.F.  
CONCRETE PATIO: 1,431 S.F.  
COVERAGE: 30.72%

EXISTING LEGEND

- PROPERTY LINE
- - - ABUTTERS PROPERTY
- - - BUILDING SETBACK
- - - EDGE OF PAVEMENT
- - -200- - - CONTOURS
- CURB
- ⊙ SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- IRON PIPE FOUND
- ⊕ HYDRANT
- SURFACE DRAINAGE
- ▨ GRAVEL

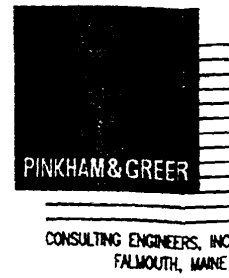
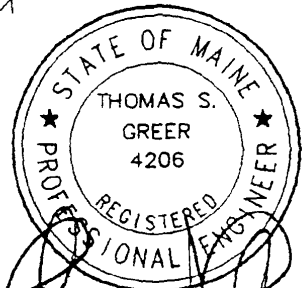
PROPOSED LEGEND

- EDGE OF PAVEMENT
- CURB
- 250- CONTOURS
- BUILDING
- - - UG - - - UNDERGROUND SERVICE
- SIGN
- × 50.1 SPOT GRADE
- ★ LOW VOLTAGE WALK LIGHT
- ♿ HANDICAP PARKING
- SURFACE DRAINAGE
- ▨ BIT PAVEMENT
- ▨ CONCRETE WALKS
- ▨ LAWN
- ▨ PERENNIAL GARDEN
- ▨ BRICK WALK
- LANDSCAPE PLANTS/TREES
- SILT FENCE
- GUARD RAIL FENCE



SITE PLAN

2	6/18/01	ADDED GREASE TRAP, ADDED S2: LANDSCAPE & LIGHTING PLAN
1	5/8/01	REV'D WORK IN PAPER STREET



**THE INN**  
FORMERLY JACKSON SERVICE CENTER

SCALE: 1" = 20'  
DATE: MARCH 21, 2001  
DESIGNED BY: JDB  
PROJECT: 00125

S1

ISLAND AVENUE

OWNER: THE PEAKS ISLAND CO., LLC.  
33 ISLAND AVENUE  
PEAKS ISLAND, MAINE 04108

*Thomas S. Greer*  
6/18/01